

**MONARCH ESTATES HOA**  
**Board of Directors General Session Meeting Minutes**  
**January 8, 2018**

**NOTICE OF MEETING**

The General Session meeting of the Board of Directors of the Monarch Estates Homeowners Association was held on January 8, 2018 at 7 Park Ave, Firestone CO. 80504

**BOARD MEMBERS PRESENT**

President, Ray Gilmore	2020
Vice President, Paul Hubble	2020
Member at Large, Crystal Bugno	2021
Treasurer, David Whelan	2021

**BOARD MEMBERS ABSENT**

Secretary, Janelle Lende	2021
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**POUDRE PROPERTY SERVICES**

Becky Stewart, Community Manager

**HOMEOWNERS PRESENT**

Dick and Delaine Ranney, Rick Meek and Stephen Pabst

**CALL TO ORDER**

President Ray Gilmore called the meeting to order at 6:01 P.M.

**MONARCH BUTTERFLY SOCIAL COMMITTEE**

Ray reported the committee will be delivering a welcome baskets to 3 new homeowners.

**HOMEOWNER FORUM**

Homeowner mentioned a large crack on Baily. The city has been sealing some of the cracks but have completed them all. The city to be notified. A homeowner stated they appreciated the holiday lighted decorations at the monument sign. The materials were purchased and will be used next year. The cost of \$510 for materials and installation was approved by the Board in November. A homeowner mentioned that the dog excrement in the park is not removed timely. This was brought to management's attention last month and has been resolved.

**SECRETARY REPORT**

**Be it resolved, upon motion made and seconded to approve the October 9, 2018. Motion passed unanimously.**

**FINANCIAL REPORT**

Management reported that at year end there was \$20,089 in checking and \$12,385 in savings. There is a surplus of \$3,882 in operating at year end that can be transferred to reserves. However, the board agreed due to the 2019 water rate increase the funds should be kept in the operating. Management to contact the town regarding how much the water will be increase for the irrigation.

There was \$80, 603 in income and \$65,629 in expenses with additional \$3,840 transferred to reserves

There was \$1,745 expended from reserves for removal of dead shrubs, planting new shrubs and flowers at the monument sign on Monarch and entrance on Sandy Ridge.

**Be it resolved, upon motion made and seconded to approve the December 2018 financials. Motion passed unanimously**

The Board reviewed the delinquency and collection reports.

#### **BOARD DISCUSSION:**

##### **Garage Sale**

The board agreed to have the garage sales on May 16<sup>th</sup> and August 8<sup>th</sup> with a reschedule following week due to inclement weather.

##### **2019 Landscape**

There was a discussion regarding the cost of \$850 for flowers in the Spring and Fall. The Board agreed to have an HOA credit card so purchases can be made with cost savings to the HOA by a board member. A committee may be formed to plant the flowers.

##### **Common Area Improvements**

The board discussed the anticipated plans for 2019. The board will be reviewing bids for lighting at the monument and a monument sign for Sandy Ridge. The Board agreed to get bids for a irrigation audit. Janelle Lende is working on having a non profit organization complete the audit. A few sections of the vinyl fence will need repairs. The flowers at the entrances need to be planted. Ray will continue to work with the town board for park improvements.

##### **Next Meeting**

The next meeting will be on March 12<sup>th</sup> at 6:00 p.m.

**There being no further business to come before the Board, the meeting adjourned at 7:40 pm**

**Respectfully submitted,  
Becky Stewart, CMCA , CAM**